

ML
Revenue

App F IX 4

Previous References

1936
(ml)

File No 63-36

Serial Nos 92, 93

Letter References

ml 41-37-8681, 85

GENERAL AND REVENUE SECRETARIAT.

Serial Nos Two

Part B for Sep 37

SUBJECT

Sale Certificates for m/s sold in Municipalities

Sl 92)

20

re des g d/s
re gr expul el, m/sone
re ml Comm. D. of this' at expul el, m/sone
re Comm. of g/s
WD 0418-GPB-22 600-29 8 38
re Comm. of

no L 2359-70 , 30 & 37

Direct that the sale certificates for m/s sold
in municipalities should be duly stamped

30.9 37

GOVERNMENT OF MYSORE

STAMP DEPARTMENT

In reply refer to

No C 65/36 37

Encls

OFFICE OF THE COMMISSIONER OF STAMPS
IN MYSORE

Dated Bangalore the 17th November

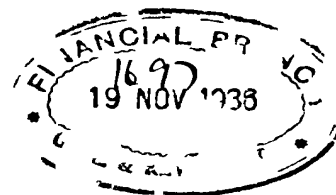
1936

FROM

S ABDOUL WAJID, ESQ., B.A.,

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

Commissioner of Stamps in Mysore



To

M VENKATPESA IYENGAR, ESQ., M.A.,

Secretary to Government of His Highness the Maharaja of Mysore

~~XXXXXXXXXXXX~~ Bangalore

GENERAL SECRETARY
18 NOV 1936

SIR,

I have the honour to state that the Deputy Commissioner, Tumkur - District, has reported that the Tumkur Town Municipality has been issuing Sale Certificates for the Sites sold on plain paper though they are - chargeable with duty under the Mysore Stamp Regulation and has solicited instructions as to the procedure to be adopted for the recovery of the duty on those documents that have already been issued since the question of penalty under Section 40 is also involved in these cases

2 The Commissioner of the Bangalore City Municipality who was - requested to state whether the duty is being recovered on the sale - certificates issued by the Municipality has replied in the negative

3 The sale certificates have to be treated as conveyances within the meaning of the Stamp Regulation and the duty should have been - recovered accordingly

4 If any of these papers are produced before Courts or Public - Officers they can be impounded under Section 33 and sent to the Deputy Commissioners who can under Section 40 recover the duty and penalty on them There is no way of enforcing purchasers of sites paying the duty unless the Municipalities concerned cooperate with us

5 I have intimated to the Commissioner of the Bangalore City Municipality

3301/286
P

2347 - 2 -

1677
22

Municipality that the sale certificates and other documents evidencing the sale of sites have to be treated as conveyances and stamped according to the provisions of the Regulation

I have the honour to be,
Sir,
Your most obedient servant,

Uddul Wazid

Commissioner of Stamps

17/11/36

In the interests of Stamp Revenue, it would perhaps be better if circular instructions are issued to all the Dy Comrs & Municipalities for enforcing the provisions of law in stamping sale certificates & other documents of the Municipalities
2 of app², this will be referred to L.S.G Br (Hund Section) for taking action as above

Th 23/11

3 L.S.G Br W.C.)

MW
23/11

62-36-30
24 NOV 1936
23/11/36

for perusal in the first instance

5 Please work up some & submit
23/11/36

6 Draft circular is submitted for consideration
Rmr
27/11

7 for approval

25/11/36

Mr. Seny)

8 The Law Branch may consider

9 Law Section W.C.)
for
2/12/36

39/14
24/11

MW
2 12 36
142
Law
15/12
3 12 36

3301
P

General and Revenue
Secretariat

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of 193

[App F III-2

Serial
No

10 It is the purchaser that should
be keen on having a valid instrument of title
If he is not very particular about it, I do not see
how we can force the vendor to execute a sale
deed. According to Section 29 (c) of the Stamp
Regulation, it is the vendee that should meet the
expenses of providing the proper stamp in the
case of a conveyance. If he is satisfied with
a plain paper sale deed, it is his concern and
he takes the risk. There are cases where with a
plain paper sale deed, or even without such a
document, a party may acquire valid title
by reason of adverse possession for over the
statutory period. Moreover, the vendors where the
vendors happen to be public bodies like Municipalities
etc, the vendees have no fear that the vendors
will defraud them later, and may be satisfied with
some sort of a Voucher to show that they have got
the property. It is no doubt true that when such a
document formally comes from notice of a Court
or Public Officer, the document is liable to
be impounded, and the party has to pay duty and
penalty. But I do not think we can compel the
Municipalities to execute the sale deeds on stamp papers
of proper value.

NOTE—Contn Sheet

WD 0417-CPE-30 000-893

Asst Secy L.S.G.
W.C.

BR
7 12 36

// The above Law opinion may perhaps

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General and Revenue
Secretariat

Serial
No

be communicated to the Stamp Comm
The file will be sent to the G. A.
Defec - Pan 8 Inform

7/12/36

4114/9 12/36

Der Surg)

12 The Govt Advocate requires
be - consulted

11/12/36
11/12/36

13 Forwarded with compliments to the Government Advocate
for favour of remarks

By order

1-35

For Secy to Govt
Development Department

11/12/36
11/12/36

Returned with compliments

14 It is necessary to peruse sample copies of
all the papers which evidence the sale and the sale
certificate that will ultimately be issued They
may kindly be sent along with the file which is
herewith returned

Government Advocate

CSN/14 12 36

15/12/36

15/12/36

16/12/36

meow

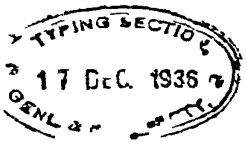
Serial
No

15

Draft letter to the Municipal Commr, Bangalore
city is submitted for approval

Rm
16/12/36

16 Dec 1936



The Municipal Commr, Bangalore city

Deputy Commr, Tumkur

No 2 4563-4 dated 23-12-36

Requests them to forward sample copies
of sale certificates issued by the Municipality.

Rm

The Municipal Commr, Bangalore

No AS- 1545-26 dt 11-2-37

Forwards sample copies of (1) notice
(2) Application Form (3) Draft Affidavit
and certificate which evidence the
sale of lands

1) Sample copies of these documents
have not been yet received from the Tumkur
Municipality and the D.C. Tumkur. will
be reminded in the matter

Rm
15/2/37

18 Dec 1937

For 23/12/36
16 Dec 1936
15/2/37

File No *me*

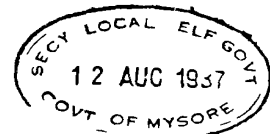
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Serial
No

From the Dy Commr Tumkur Dist
NO AS C 400/37-38 D 9-8-37

Had a copy of the sale certificate issued
in respect of the sales sold by the
Tumkur mfr
Subd the file was, if appd. he sent
to the Govt Advocate as required
in Para 14 supra
20 For further before him sent to the Govt
Advocate before para 14 supra



Levy L 59)

21

12/11-

U. O no 26/37-38 Dated 13 8 37

13837

Forwarded with compliments to the Government
Advocate for further remarks

By order

Mrs Jagan Manna

In Levy Order to Government

13 8 1937

L 59

Returned with compliments

23 I think the sample copy sent by the Deputy
Commissioner Tumkur requires to be stamped as any
other ordinary conveyance would be It is not a
mere record of a bid as in the case of the Bangalore
City

For 12/37-38

12 8 37

No 20/37-38

18 8 37

Serial
No

City Municipality when sites are auctioned and purchase money received and permission given to build thereon on certain condition entailing a resumption in the event of conditions not being fulfilled and the promise of a final title deed in some future time all of which point to the fact that no conveyance or a full fledged sale deed purports to be or is given when the agreement as in the case of Bangalore City Municipality (Vide sample in the file) - the word is significant negating the position that the matter has passed beyond the domain of contract - is entered into between the highest bidder and the Municipality

24 No doubt it is the concern of the Purchaser to secure his title to the land for which he paid his good money But he feels secure in this case because he does not expect trouble from the Tumkur Municipality, his Vendor But the question is not from the individual's point of view but from the point of ^{view} the Statute - in this case the Stamp Regn which is expected to be obeyed by every subject of the State, not on consideration of convenience or caprice but because it is the law of the land The Municipality is bound to obey the law just as the purchaser from it is and there is no option in the matter for either the Vendor or the Purchaser If the grant of the land is in writing as it has to be in the case then the Stamp law says the writing is to be on the stamped paper for which the payment

has

330/150
1

File No

of 193 6 - 77

General and Revenue
Secretariat

has to be made to the Government As to which of
the parties has to pay is a matter of contract between
the parties and in the absence of any contract according
to the provision in the Stamp Regulation ^{which is /} payment for
the stamp by the Vendee In any event what is called
the Sale Certificate has to bear the stamp In fact
in Civil Court Sales it is invariably insisted on
I think the Tumkur Municipality has to be requested
to insist upon stamped papers being used for its
grant and recover the amount from the Vendee or bear
the charges itself just as it likes In the case
of Bangalore Municipality the final title deed at
least has to be duly stamped

Murdenlaushan
Government Advocate

CSN/17 8 37

GENERAL SECRETARY
18 AUG. 1937
[Signature]

[Signature]
1937

95 Subd for orders with refce to para 8,
12 & 20 of the notes supra

It is for consideration of the
draft circular -- in the file -- may be crossed
this would go to ^{avoid or} minimize the irregularities
that would arise later on (in future)

The commr of stamps, in having made the
reference dated 17 11 1936, seems to have in
mind cases which have occurred in the
recent past in the past, resulting in loss

Issue of sale certificates by the Tumkur Urban Municipality
for sites sold on plain paper

792

General and Revenue
Secretariat

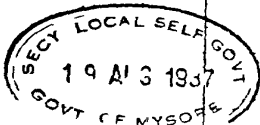
File No

of 1936-37 [App F III-2]

Serial
No

of stamp revenue legitimately due to
the State it is for consideration how
action could be taken to remedy such
past defects-

For order
2/19/37



19/8/37 (19/8/37)

In addition to the circular, the
Stamp Commissioner will be informed with
the Tumkur Town Municipal Council is bound to
stamp its sale certificates and with the
provision has been informed accordingly

20837

(Tumkur)

24/8/37

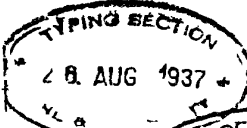
Please put up 2/- Circular & 2/- letters to
Stamp Commissioner and Tumkur Municipal Council
to instruct the Municipal Council

24/8/37

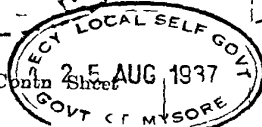
Three drafts are submitted for consideration
For approval w/o m/s (3 drafts)

24/8/37

2/24/37



NOTE - Contn Sheet



WD 0417-GPB-80 C00-8936

(19/8/37)

25/8/37

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of 193

General and Revenue
SecretariatSerial
No

92

To the D of D
 Me Commr, B city
 Pdr, city Me cl, Mysore
 Comptroller
 Stamp Commr

Nr 2 2359-70 of 30 8 37

State that the sale contracts should be stamped

The Stamp Commr

93

Nr 2 2358 of 30 8 37

State that necessary instructions have been
 issued to the Pdr Thunkur Mdy

The D C Thunkur

Nr 2 2357 of 30 8 37

94

Requests him to issue instructions to the
 Pdr, Thunkur Mdy -

~~P. J. S.~~
~~P. B.~~
 31/8 27/9

GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE

General and Revenue Secretariat

No *L 4563-4* Dated Bangalore *22nd December 1936*
23
From

The *Secretary to the Government of His Highness the Maharaja of Mysore*
Development Department
To
(1) Municipal Comm Bangalore city
(2) Dy Comm, Tumkur M
Sir

I am directed to request you to be so good as to forward sample copies of papers which evidence the sale of sites and the sale certificates issued in respect of the sites sold by the *city Municipality*
Tumkur Town Municipality

I have the honour to be,

Sir,

Your most obedient servant,

7 D)
for *Rm* Secretary to Government,
Development Department.

SUBJECT

Diary No of letter replied to

(General and Revenue Secretariat

()
the 193

Date of issue 23/12/36

Signed by H. B. M.

List of enclosures

Copied by

Examined by

Section

File No

Serial No

No L 4563-4

To The Municipal Commr, Bangalore City
2 Mr D. C. Thacker B.A.

I am directed to request you
to be so good as to forward
sample copies of papers which
evidence the sale of rate and the sale
certificates issued in respect of the
sale of rate by the Municipal Commr
(2) by the Thacker B.A.

I have etc

16/12/36

For Secy to Govt
Roor Dew Dept

City Municipal office,
No A5-1626-26 Bangalore, dated 11th February 1937

Encs 4

From

M Seshadri, Esq, M A,
Municipal Commissioner, Bangalore City

To

M Venkatanaranappa, Esq, B A,
Secretary to the Government of His Highness
the Maharaja of Mysore, Development
Department, Bangalore

Sir,

As desired in your letter No L 463-4 dated 23rd
December 1936, I have the honor to forward herewith sample
copies of (1) Notice, (2) Application Form and (3) Draft
Agreement and a certificate which evidence the sale of
sites

I have the honor to be,
Sir,
Your most obedient servant,

ss

M Seshadri
Municipal Commissioner.

Draft Agreement

Agreement entered into between The Bangalore City Municipality represented by its Commissioner on the one hand, hereinafter called the first party and Mr _____ son of Mr _____, residing at _____ on the other, hereinafter called the second party

Whereas the second party has become the highest bidder of site No _____ on the Link Road, between Lalleswaram and Seshadripuram extensions more fully described in the schedule below, in open auction held on _____ by the first party as per printed notification dated 4th May 1936 and - whereas the second party has become the purchaser of the - said site as per terms and conditions mentioned in the said notification and more fully described hereunder this agreement witnesseth -

1 The purchaser shall within thirty days from the date of sale execute a hutchalika on ten annas stamp paper binding himself,

a to construct on the site a house according to a design approved by the President within a specified period. Such period shall not ordinarily exceed one year in case of buildings costing Rs 3,000 or less,

b to start construction within three months,

c to enclose the site within a period of six months with a compound wall or wire fence of design to be approved by the President

2 Failure to comply with the conditions agreed to by the purchaser will involve the resumption of the site by the President free of all encumbrances and without any claim to compensation

3 The site which has been designed as a unit will not be allowed to be split up into two or more house sites

4 Not more than one main dwelling house will be permitted on each unit site

5 A minimum width of 10 feet open space between the front compound wall and the building and a minimum width of 5 feet open space on either side of the ~~the~~ house shall be left for ventilation and free air.

6 The out houses such as kitchen, bath room, latrine etc , shall be built providing such facilities as the Municipality may advise for the escape of effluvia, smoke etc , so as not to endanger the health of the main dwelling portion The latrines should be accessible from the front without having any trap doors

7 The Commissioner has the power of fixing generally, the type of frontages to be adopted for buildings on any particular street or road

8 No room shall be less than 7 feet wide, 8 feet long and 8 feet high

9 As the extension is a purely residential area, no shops, factories, mills etc , shall be permitted to be built

10 ~~The buildings~~ No material of a perishable or combustible nature shall be permitted in the construction of buildings

11 The buildings shall be roofed with Mangalore tiles or terraced

12 The levels of floor, baths, latrines and drain holes shall be fixed by the Municipality and proper cement lined drains shall be constructed to lead off sullage and sewage from the premises to the Municipal drain ~~in~~ or pipe line

13 No pit shall be dug on the sites for earth for building purposes, all earth for building or raising the level of the floor etc , shall be obtained from such places as may be directed by the Municipal Commissioner

14 A final titled deed shall be given to the purchaser only after the building has been completed in compliance with all the conditions stated above

15 The description of dimensions of the site noted below are to be treated as only approximate and subject to correction

16 That this agreement is binding on the second party, his executors, administrators, heirs and assigns

17 And that the covenants contained in this agreement should run with the land

Schedule

(Site No measuring on the Link Road, between
Malleswaram and Seshadripuram extension, Bangalore City)

In ~~witness~~ witness whereof we set our hand
and seal

Commissioner

Second Party

Witness

1

2

BANGALORE CITY MUNICIPALITY

ಬೆಂಗಳೂರು ಸಿಟಿ ಮುನಿಸಿಪಾಲಿಟಿ

*Form of application for a site in the Extension to the South of
Mallalarjunaswami Temple Basavangudi*

ಬಸವನಗುಡಿ ಬಡಾವಣೆಯ ಶ್ರೀ ಮಲ್ಲಿಕಾರ್ಜುನಸ್ವಾಮಿ ದೇವಸ್ಥಾನದ ದಕ್ಷಿಣ ಭಾಗದಲ್ಲಿ
ಯೋಜಿಸಿದ ವಿಂಗಡಿಸಿರುವ ಖಾಲಿ ನಿವೇಶನಕ್ಕೆ ದರಖಾಸ್ತು

- 1 Name
ಹೆಸರು
- 2 Father's name
ತಂದೆಯ ಹೆಸರು
- 3 Caste
ಜಾತಿ
- 4 Age
ವಯಸ್ಸು
- 5 Occupation
ಉದ್ಯೋಗ
- 6 Monthly income
ಮಾಸಿಕ ವರಮಾನ
- 7 Whether the applicant owns a
house or site in Bangalore
City or else where
ದರಖಾಸ್ತು ದಾಖಲೆಗೆ ಒಂಗಳೂರು ನಗರ ಅಥವಾ
ಮತ್ತೆಲ್ಲಿಯಾದರೂ ವಾಸದ ವಸತಿ
ಅಥವಾ ಮನೆ ಕಟ್ಟಿಸತಕ್ಕ ಖಾಲಿ ನಿವೇಶನ
ಇದೆಯೇ ?
- 8 What means the applicant
possesses to build a house
ದರಖಾಸ್ತು ದಾಖಲೆ ಮಾಡುವವನು ಕಟ್ಟಿಸತಕ್ಕ ಬಗ್ಗೆ ಅವನ
ನಿಗಿರುವ ಅನುಕೂಲವೇನು ?

Declaration

I hereby declare that the information furnished above is to the best of my knowledge and belief true in all particulars and that I have read over the conditions printed on the reverse and I agree to abide by them

ಪ್ರಮಾಣ ಪತ್ರಿಕೆ

ಮೇಲೆ ನಮೂದಿಸಿರುವ ಲಂಕಗಳೆಲ್ಲಾ ಸತ್ಯವೆಂದು ಪ್ರಮಾಣವಾಗಿ ಜಿಳುತ್ತೇನೆ ಮತ್ತು ಇದರ ಹಿಂಭಾಗದಲ್ಲಿ ನಮೂದಿಸಿರುವ ನಿಯಮಗಳಿಗೆ ಒಪ್ಪಿ ಅದರಂತೆ ನಡೆಯಲು ಬದ್ಧನಿ. ಈ ಕೆಳಗೆ ಒಪ್ಪಿ ಮಾಡುತ್ತೇನೆ

Signature of the applicant
ದರಖಾಸ್ತು ದಾಖಲೆ ಮಾಡುವವನು

Conditions

ನ ಬಂಧನೆಗಳು

1 A sum of Rs 50 must be paid within a week from the date of allotment the balance of Rs 200 being paid in 20 monthly equal instalments

ಸೈಟು ಮು ಜಾರಾದ ಒಂದು ವಾರದೊಳಗಾಗಿ 50 ರೂಪಾಯಿಗಳನ್ನು ಪಾವತಿ ಮಾಡಬೇಕು ಉಳಿದ 200 ರೂಪಾಯಿಗಳನ್ನು ಮಾಹೆಯಾನಾ ರೂಪಾಯಿಗಳ ಪ್ರಕಾರ ಕಂತುಗಳಲ್ಲಿ ಪಾವತಿ ಮಾಡಬೇಕು

2 The site will be put in possession of the allottee after the first instalment is paid The allottee will not thereby acquire any title to the site and the ownership of the site will continue with the Municipality till a title deed is granted under clause 3

ಮೊದಲ ಕಂತನ್ನು ಪಾವತಿ ಮಾಡಿದ ಕೂಡಲೆ ಸೈಟು ದರಖಾಸ್ತದಾನಿನ ದೀನಕೆ ಕೊಡಲ್ಪಡುತ್ತದೆ ಆದರೆ 3 ನೇ ಪ್ಯಾರಾದಲ್ಲಿ ಕಂಡಂತೆ ಮುನಿಸಿಪಾಲಿಟಿಯಿಂದ ಪ್ಲಾಟ್ ಡೀಡ್ ಯಾ ಹಕ್ಕುದಾರಿ ಪತ್ರವನ್ನು ಪಡೆದೊಂಡ ಮೊರ್ತು ಅವನಿಗೆ ಸೈಟಿನಮೇಲೆ ಯಾವ ಹಕ್ಕು ಬಾಡ್ಯತೆಗಳೂ ಉಂಟಾಗುವುದಿಲ್ಲ ಮತ್ತು ಮುನಿಸಿಪಾಲಿಟಿಯವರ ಸೈಟಿನ ಮಾಲೀಕರಾಗಿರುತ್ತಾರೆ

3 No title deed will be granted until the building is completed

ಸೈಟಿನ ಮೇಲೆ ಮನೆ ಕಟ್ಟಿ ಪೂರೈಸುವವರೆಗೂ ದರಖಾಸ್ತದ ಗೆ ಪ್ಲಾಟ್ ಡೀಡ್ ಯಾ ಹಕ್ಕುದಾರಿ ಪತ್ರವನ್ನು ಬರೆದುಕೊಡುವುದಿಲ್ಲ

4 The allottee will have no right to sell or alienate the sites without the consent of the Municipality before acquiring a title deed thereto as provided in clause 3 above In the event of the allottee attempting to sell or alienate the site it will be resumed and the amount paid by the allottee till then will be forfeited

ಮೇಲೆ ನಮೂದಿಸಿರುವ ತೆ ಹಕ್ಕುದಾರಿ ವತವನ್ನು ಪಡೆದುಕೊಳ್ಳುವುದಕ್ಕೆ ಮೊದಲು ಮುನಿಸಿಪಾಲಿಟಿಯವರ ಅನುಮತಿ ಶಿವ ಯಿ ತನಗೆ ಮಂಜೂರಾಗಿರುವ ಸೈಟನ್ನು ವಿಕ್ರಯಿಸುವ ಅಥವಾ ಪರಾಧೀನ ಪಡಿಸುವ ಅಧಿಕಾರವು ದರಖಾಸ್ತದ ರಿಗೆ ಇರುವುದಿಲ್ಲ ಒಂದು ವೇಳೆ ಅವನು ಹಾಗೆ ಪಯತ್ನ ಪಟ್ಟಲ್ಲಿ ಮುನಿಸಿಪಾಲಿಟಿಯವರು ಸೈಟನ್ನು ಅವನ ಕೆ ತಪ್ಪಿಸಿ ಅದನ್ನು ಅನ್ಯತ್ರ ವಿನಿವಾರ ಮಾಡುವುದಕ್ಕೂ ಮತ್ತು ಅದುವರೆಗೆ ದರಖಾಸ್ತದಾರನು ಪಾವತಿ ಮಾಡಿರುವ ಮೊಬಲಗನ್ನು ದಂಡವಾಗಿ ತೆಗೆದುಕೊಳ್ಳುವುದಕ್ಕೂ ಸಹ ಅಧಿಕಾರವುಳ್ಳವರಾಗಿರುತ್ತಾರೆ

5 The construction of the building should be commenced within six months from the date of taking possession of the site and it should be completed within two years

ದರಖಾಸ್ತದಾರನು ಸೈಟನ್ನು ಸಾಧೀನಕ್ಕೆ ತೆಗೆದುಕೊಂಡ ಅರು ತಿಂಗಳೊಳಗಾಗಿ ಕಟ್ಟಡಕ್ಕೆ ಪ್ರಾರಂಭಿಸಿ ಎರಡು ವರುಷಗಳೊಳಗಾಗಿ ಮನೆ ಕಟ್ಟಿ ಪೂರೈಸಬೇಕು

6 Interest at 6 per cent will be charged on overdue instalments In case of default in the payment of instalments for three months consecutively the amount paid till then by the allottee may be forfeited at the option of the Commissioner and the site disposed of otherwise

ಪ್ರತಿ ತಿಂಗಳು ಸಕಾಲದಲ್ಲಿ ಕಂತು ಪಾವತಿ ಮಾಡದೆ ತಪ್ಪಾದರೆ ಎರಡು ಕಂತುಗಳ ಮೇಲೆ ಶೇಕಡಾ ಸಾಲಿಯಾನಾ 6 ರೂಪಾಯಿಗಳಂತೆ ಬಡ್ಡಿ ಸೇರಿಸಿ ಕೊಡುವ ಕಲ್ಲವೆ 3 ತಿಂಗಳ ಕಾಲ ಒದೆಯುವ ತುಗಳನ್ನು ಪಾವತಿ ಮಾಡದೆ ತಪ್ಪಾದರೆ ಅದುವರೆಗೆ ದರಖಾಸ್ತದಾರನು ಪಾವತಿ ಮಾಡಿರುವ ಮೊಬಲಗುಗಳನ್ನು ದಂಡವಾಗಿ ಮುನಿಸಿಪಾಲಿಟಿಗೆ ತೆಗೆದುಕೊಳ್ಳುವುದಲ್ಲದೆ ಸೈಟನ್ನು ದರಖಾಸ್ತದಾರನ ಕೈ ತಪ್ಪಿಸಿ ತಮ್ಮ ಇಚ್ಛಾನುಸಾರ ವಿನಿವಾರ ಮಾಡಿಕೊಳ್ಳಲು ಮುನಿಸಿಪಾಲಿಟಿಯವರು ಅಧಿಕಾರವುಳ್ಳವರಾಗಿರುತ್ತಾರೆ

Bangalore City Municipality

NOTICE DATED 4TH MAY 1936

The under mentioned sites on the Link Road between Malleswaram and Seshadripuram extensions will be sold on the spot by **Public Auction at 8 a m on Monday the 8th June 1936** and the succeeding days by the Municipal Commissioner or any Officer deputed by him in this behalf. The sale of site is subject to the following conditions —

CONDITIONS

- 1 The Commissioner reserves to himself the right to accept or refuse any bid without assigning any reasons
- 2 The sale is subject to confirmation by the Municipal Council
- 3 The successful bidder shall deposit on the spot 25 per cent of his bid and shall pay the balance within 15 days from the date of sale in default of which the deposit made by him will be forfeited and the site resold at his risk. The sale will not be confirmed unless full value of the sites has been paid
- 4 The purchaser shall within thirty days from the date of sale execute a Muchilika on a twelve annas stamp paper binding himself —
 - (a) to construct on the site a house according to a design approved by the President within a specified period. Such period shall not ordinarily exceed one year in case of buildings costing Rs 3000 or less
 - (b) to start construction within three months
 - (c) to enclose the site within a period of six months with a compound wall or wire fence of design to be approved by the President
- 5 Failure to comply with the conditions agreed to by the purchaser will involve the resumption of the site by the President free of all encumbrances and without any claim to compensation
- 6 The site which has been designed as a unit will not be allowed to be split up into two or more house sites
- 7 Not more than one main dwelling house will be permitted on each unit site
- 8 A minimum width of 10 feet open space between the front compound wall and the building and a minimum width of 5 feet of open space on either side of the house shall be left for ventilation and free air

9 The out houses such as kitchen bath room latrines etc shall be built providing such facilities as the Municipality may advise for the escape of efflu via smoke etc , so as not to endanger the health of the main dwelling portion The latrines should be accessible from the front without having any trap doors

10 The Commissioner has the power of fixing generally the type of frontages to be adopted for buildings on any particular street or road

11 No room shall be less than 7 feet wide 8 feet long and 8 feet high

12 As the extension is a purely residential area, no shops factories mills etc , shall be permitted to be built

13 No material of a perishable or combustible nature shall be permitted in the construction of buildings

14 The buildings shall be roofed with Mangalore tiles or terraced

15 The levels of floor baths latrines and drain holes shall be fixed by the Municipality and proper cement lined drains shall be constructed to lead off sullage and sewage from the premises to the Municipal drain or pipe line

16 No pit shall be dug on the site for earth for building purposes all earth for building or raising the level of the floor etc shall be obtained from such places as may be directed by the Municipal Commissioner

17 A final title deed shall be given to the purchaser only after the building has been completed in compliance with all the conditions stated above

18 The description of dimensions of the sites noted below are to be treated as only approximate and subject to correction

19 Copies of the plan of the sites may be obtained at the Municipal Office on payment of Rs 0 4 0 per plan

20 The Municipal Council will not bind themselves to supply stone earth or other building facilities though such reasonable help as can be given will not be withheld

Schedule of sites

Serial No	Site No	Dimensions	Area in Sq Yds
1	8	115 x 40 ft	511
2	9	115 x 30 + 35 ft	415 3
		2	
3	11	100 x 50 ft	555 5
4	12	100 x 40 ,	444 4
5	13	100 x 40 „	444 4
6	21	100 x 40 „	do
7	22	100 x 40 „	do

Serial No	Site No	Dimensions	Area in Sq Y
8	23	100 x 40 ft	444 4
9	24	100 x 35 + 26 ft	339
		2	
10	25	120 x 50 ft	666 3
11	26	120 x 40	533 3
12	27	120 x 40	do
13	28	120 x 40	do
14	29	120 x 40	do
15	30	120 x 60	800
16	34	100 x 40 + 36 ft	422 2
		2	
17	35	108 x 50 ft	600
18	36	108 x 50	do
19	37	108 x 50 + 40 ft	540
		2	
20	38	74 + 66 x 50 ft	389
		2	
21	39	60 x 50 ft	333 3
22	40	60 x 40	266 7
23	41	58 + 66 x 40 ft	275 5
		2	
24	42	58 + 50 x 40 ft	240
		2	
25	43	60 x 40 ft	266 7
26	44	60 x 40	do
27	45	50 + 40 x 40 ft	200
		2	
28	46	40 + 30 x 50 ft	194 4
		2	
29	47 (with a well)	60 x 50 ft	333 3
30	48	86 + 70 x 46 ft	398 7
		2	
31	49	70 + 58 x 40 ft	284 4
		2	

Serial No	Site No	Dimensions	Area in Sq Yd
32	50	58 + 40 x 40 ft	218
		2	
33	51	40 + 10 x 82 ft	228
		2	
34	52	65 x 40 ft	289
35	53	65 x 40	do
36	54	65 x 40 ,	do
37	55	65 x 40 ,	do
38	56	65 x 46	332 3
39	62	65 x 40	289
40	63 (with a well)	65 x 40	289
41	64	65 x 40	do
42	65	65 x 40	do
43	66	65 x 50	361
44	67	65 x 50	do
45	68	65 x 40	289
46	69	65 x 40	do
47	70	65 x 40	do
48	71	65 x 40	do
49	77	65 x 49 + 46 ft	343
		2	
50	78	65 x 40 ft	289
51	79	65 x 40	289
52	80	65 x 40 ,	do
53	81	65 x 40 ,	do
54	82	100 x 40 ,	444 4
55	83	100 x 30 ,	333 3
56	84	100 x 30 ,	do
57	85	100 x 40	444 4
58	86	100 x 40 ,	do
59	87	100 x 40 ,	do
60	88	100 x 40 ,	do
61	89	100 x 40 ,	do
62	90	100 x 40 ,	do
63	91	100 x 40 ,	do
64	92	100 x 40	do
65	93	100 x 50	555 5

M SESHADRI
Municipal Commissioner

no- 1026/36-37

Office of the Revenue Officer,
Bangalore City, dated 29th January 1937

Certificate

This is to certify that Mr T Subba Rao, Printer,
Central College, Bangalore, has paid the full value of
Rs 250/- in respect of site No 140, in the newly formed
extension near Poor House Block, Basavanagudi and the
site stands in his name

LRN

S/C

9/10
R. T. S. OFFICER
A
7

No A B C 400 /37-38

Encl me

792
17 AUG 1937



Office of the Deputy Commissioner,
Tumkur District
Dated Tumkur, the, 9th August 1937

m/KK 9th 11/8/37

V Vedavyasacharya, Esq , B A ,
Deputy Commissioner,
Tumkur District Tumkur

To

P H Krishna Rao, Esq , M A ,
Secretary to Govt of Mysore,
L S G Dept , Bangalore

Sir,

I have the honor to forward herewith, a sample
copy of the sale certificate issued in respect of the
sites sold by the Tumkur Town Municipality as desired
in your letter No L 4563-4/M1 dated 23-12-1936

I have the honor to be,
sir,
Your most obedient servant,

Vedavyasacharya

Deputy Commissioner,
Tumkur District

9/8/37

AD 9/8

Office of the President,
Town Municipal Council,
Tunkur, the 1935

SALE CERTIFICATE

EXTENSION IN FRONT OF THE EXECUTIVE ENGINEER'S OFFICE, TUNKUR

BUNGALOW SITE No
COTTAGE SITE

This is to certify that the land described below in the new -
extension in front of the Executive Engineer's Office, Tunkur has been
given to Mr

for an upset price of Rs in words

has been recovered from him in -
all He is hereby authorised to take possession of the said land, and
construct not more than one building as per terms of the license here-
after to be obtained from the Municipality

MEASUREMENT:-

East to West
North to South

Boundary:-

East
West
North
South

Dated 1935

President,
Town Municipal Council,
TUNKUR

To

SUBJECT

Diary No of letter replied to

General and Revenue Secretariat

()
the 193

Date of issue 30 8 37

Signed by Mr. P. S. A.

List of enclosures

Copied by

Examined by

15-C.1/18

Section MR

File No 63-36

Serial No 92

No 2 2359-70

To

Circular

Instances have come to the notice of Govt ^{where} ~~that~~ certain Municipal Councils have been issuing sale certificates for the rates sold by them on plain paper though they are chargeable with duty under the Mysore Stamp Regulations. Govt consider that the sale certificates and other documents evidencing the sale of rates should be ~~issued~~ ^{issued} as conveyances and stamped according to the provisions of the Regulations, and as otherwise they are liable to be impounded under Section 33 and sent to the Deputy Commissioners for recovering the duty and penalty.

on them when they are produced before
Courts or Public Officers

The Deputy Commissioners of Districts
and the Presidents of Municipal Councils
are accordingly requested to see that
the above provisions of law are strictly
enforced in ~~the~~ ^{the} ~~the~~ ^{same} Municipalities concerned

By order


20/11/36 Secy to Govt
L.S. Govt
Dist. Dep't
P.O.

The Dy Commr of Districts
President, City M.C., Mysore
Municipal Commr, Bangalore city
(through the President)

Comptroller to Govt

Commr of Stamps

Copy to Fd Bz ✓

C I L I A I L O

Mr. Jagan Manna
For Secretary to Government.
Rmr. ... Department.

1415.

§ O.

**Government of his highness the Maharaja
of Mysore.**

GENERAL AND REVENUE DEPARTMENTS

Circular No L 2359 70—ML 63 36 92 dated 30th August 1937

Sale Certificates

Directs that the — for sites sold in Municipalities should be duly stamped

CIRCULAR No L 2359 70—ML 63 36 92 DATED BANGALORE
THE 30TH AUGUST 1937

CIRCULAR

Instances have come to the notice of Government where certain Municipal Councils have been issuing sale certificates for the sites sold by them on plain paper though they are chargeable with duty under the Mysore Stamp Regulation. Government consider that the sale certificates and other documents evidencing the sale of sites should be treated as conveyances and stamped according to the provisions of the Regulation as otherwise they are liable to be impounded under Section 33 and sent to the Deputy Commissioners for recovering the duty and penalty on them when they are produced before Courts or Public Officers.

2 The Deputy Commissioners of Districts and the Presidents of Municipal Councils are accordingly requested to see that the above provisions of law are strictly enforced in the several Municipalities concerned.

By Order,
P H KRISHNA RAO,
*Secretary to Government,
Local Self Government Department*

To—The Deputy Commissioners of Districts
The President City Municipal Council Mysore
The Municipal Commissioner Bangalore City (through the President Bangalore City
Municipal Council)
The Commissioner of Stamps in Mysore
The Comptroller to Government

Exd—C K

Appendix F G—1]

SUBJECT

2358

Section Me
File No 63-36
Serial No 93

No 2358 (2358)

May No of letter replied to

To

The Commissioner of Stamps

General and Revenue Secretariat

Sir,

()
the 193

With reference to your letter
No C 65/36-37 dated 17-11-36

Date of issue

30 8 37

bringing to notice that the
Tumkur Town Municipality has

Signed by

Mr KSH

been issuing sale certificates
for the rates sold by ~~them~~^{it} on
plain paper though they are
chargeable with duty under the

provision ^{the} Mysore Stamp Regulation, I am

directed to state that the Tumkur

List of enclosures

Town Municipal Council is bound to
as stated by you
stamp its sale certificates and

Copied by

WLL 2/12/37

that the President of the Municipal
Council has been informed

Examined by

accordingly, This the D-^r Tumkur

I have etc
25-28
24/11-1937
Secy D S G

GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE

General and Revenue Secretariat

Dated Bangalore 26th August 1937

No 22358/mlb3-26-93

From

The Secretary to the Government of His Highness the Maharaja of Mysore

Local Self Government Department

To

The Commissioner of Stamps in Mysore,

Bangalore

Sir

With reference to your letter No C 65/36-37 dated 17th November 1936 bringing to notice that the Tumkur Town Municipality has been issuing sale certificates for the sites sold by it on plain paper though they are chargeable with duty under the provisions of the Mysore Stamp Regulation, I am directed to state that the Tumkur Town Municipal Council is bound to stamp its sale certificates as stated by you and that the President of the Municipal Council has been informed accordingly, through the Deputy Commissioner, Tumkur District

I have the honour to be,
Sir,
Your most obedient servant.

M. V. Jagananna
for Secretary to Government
L S G Department

mk

SUBJECT

Diary No of letter replied to

General and Revenue Secretariat

()
the 193

Date of issue 30 8 37

Signed by Mr M. S. H.

List of en losures

Copied by *W. S. H.*
20/8

Examined by

Section

File No

Serial No

No. 2357

To

The Deputy Commissioner,
Tumkur Dt.

Sir,

I am directed to state that the Stamp Commissioner has brought to notice that the Tumkur Town Municipality has been issuing sale certificates ~~for houses~~ sold by it on plain paper stamps they are chargeable with duty under the Mysore Stamp Regulation and to state request that the President of the Tumkur Town Municipality may be instructed to see that the ~~sale certificates issued by them are~~ only stamped

I have etc

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GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE

General and Revenue Secretariat

No 22357 / ~~22357-13~~

Dated Bangalore

~~28th~~ 30th August 1937

From

The Secretary to the Government of His Highness the Maharaja of Mysore

Local Self Government Department

To

The Deputy Commissioner,

Tumkur District

Sir

I am directed to state that the Stamp Commissioner has brought to notice that the Tumkur Town Municipality has been issuing sale certificates for the sites sold by it on plain paper though they are chargeable with duty under the Mysore Stamp Regulation and to request that the President of the Tumkur Town Municipality may be instructed to see that the sale certificates issued by them are duly stamped

I have the honour to be,

Sir,

Your most obedient servant,

M. S. Jagan Mohan

For Secretary to Government,
L S G Department
Rmm

mk